

W444

DATE: July 5, 2001

GENERAL INFORMATION:

The 1994 Lincoln Lancaster County Comprehensive Plan designated the future land use of the area as residential.

The land use designation was changed from residential to industrial/employment center when the N. 27th Street Subarea Plan (Comprehensive Plan amendment #94-03) was adopted in September, 1996.

The industrial employment center designation was changed to commercial with the Fourth Annual Review of the Comprehensive Plan in 1999.

The property was included as an outlot for future commercial development in both the North Creek Preliminary Plat (approved in 1999) and the North Creek Trade Center Preliminary Plat (approved in 2001).

The area was annexed and is subject to the annexation agreement approved at the same time the North Creek Trade Center Preliminary Plat was approved on April 23, 2001.

ANALYSIS:

- This is a request for a waiver of design standards of street trees as required by Section 26.27.090 of the Land Subdivision Ordinance. The waiver is for street trees along Interstate 80.
- The Public Works and Utilities Department does not object to the waiver of street trees and concurs with the Parks and Recreation Department.
- The Parks and Recreation Department supports the waiver of street trees along Interstate 80 due to the native landscape design for the entryway corridor.
- North Creek Commercial Center landscaping was designed to reflect a native landscape as part of the "Entryway Corridor" landscape plan along Interstate 80. Additionally, more than the required landscaping was provided along Interstate 80.
- The City Attorney recently determined that I-80 was a street which effects subdivision of land abutting the interstate.
- Based on the fact that the surrounding subdivisions were approved prior to the determination that I-80 is a street, and that this is part of a previously approved preliminary plat that did not require street trees along I-80, the waiver is acceptable.

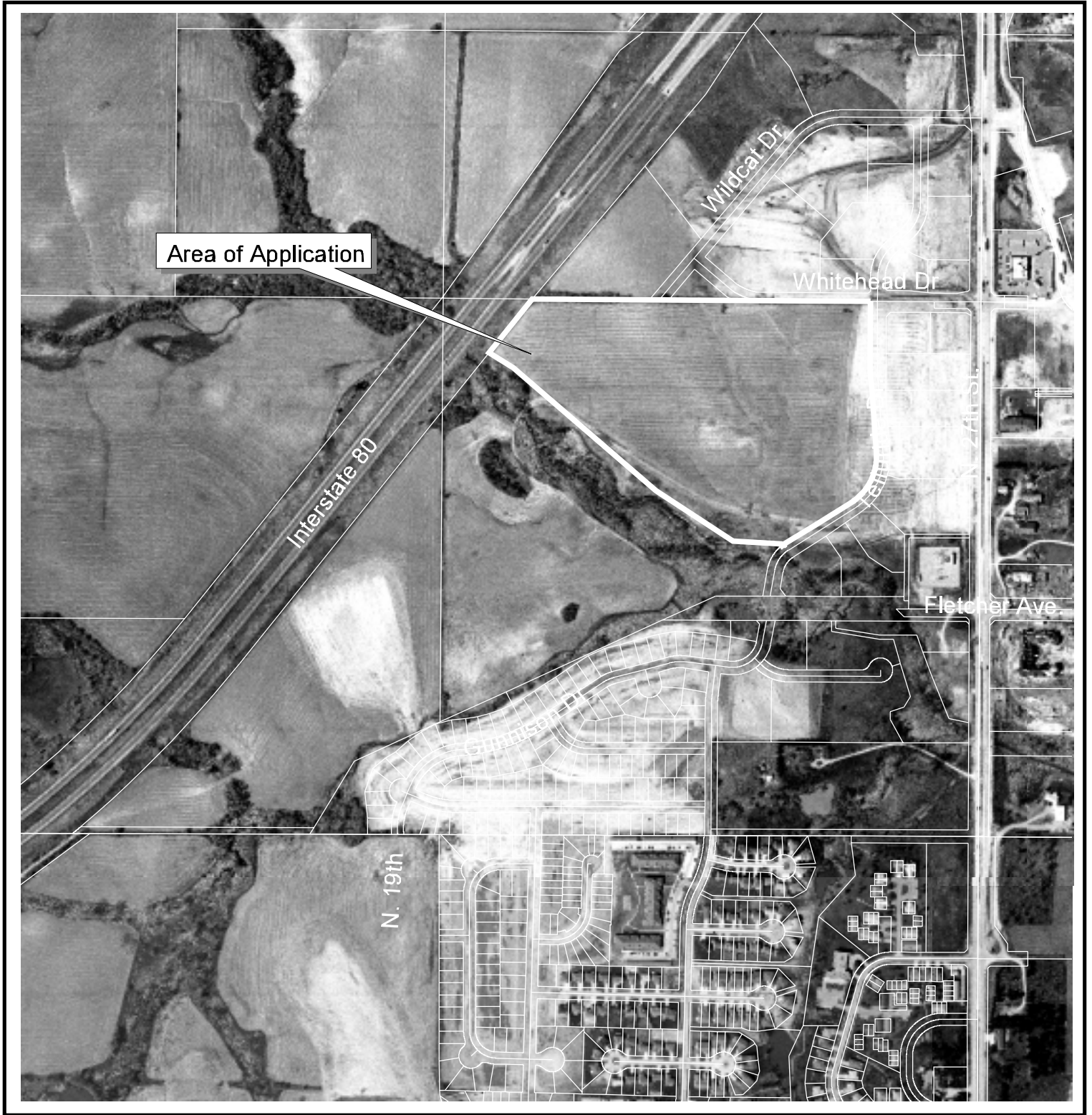
Conclusion:

STAFF RECOMMENDATION:

Approval

Prepared by:

Becky Horner
Planner

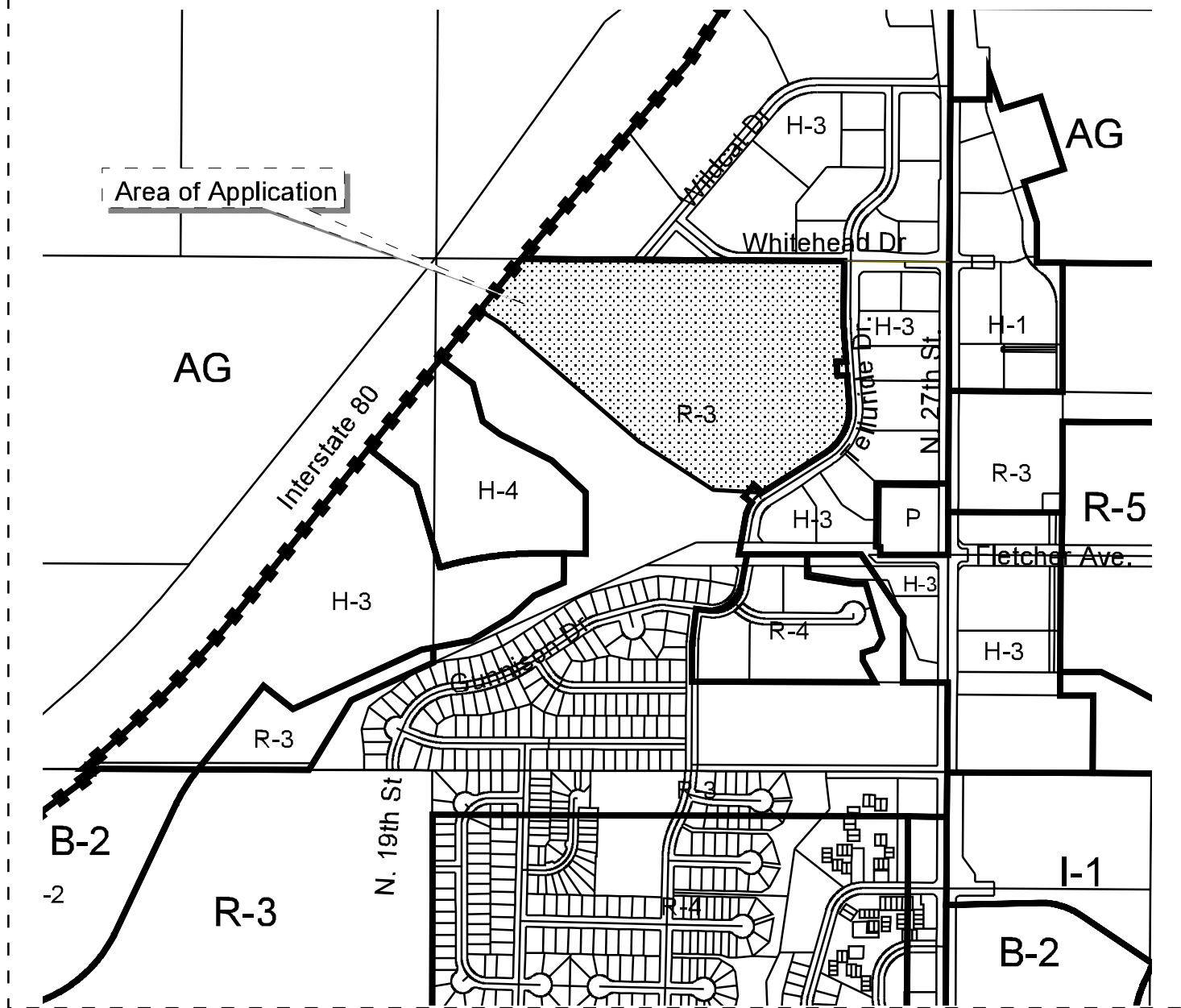


Waiver of Design Standards #01014
North Creek Commercial Center



Photograph Date: 1999

Lincoln City - Lancaster County Planning Dept.

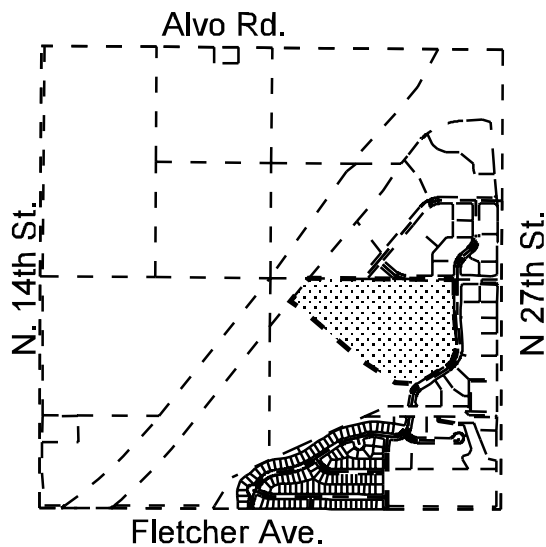
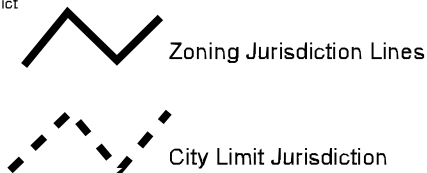


Waiver of Design Standards #01014 North Creek Commercial Center

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 36 T11N R6E



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June 21, 2001

Kathleen Sellman
Planning Department
555 S. 10th Street
Lincoln, NE 68508

Re: Request for waiver of street tree design standard
North Creek Commercial Center Preliminary Plat No. 01-003

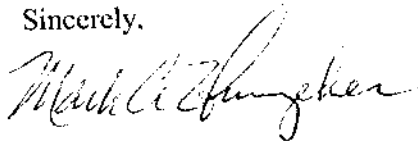
Dear Kathleen:

In the processing of the above Preliminary Plat, we were somewhat surprised by the new application of the requirement of street trees adjacent to Interstate 80. As you know, the property within this particular plat was also part of the previous North Creek Trade Center Preliminary Plat, in which the street tree design standard was not applied along Interstate 80. We spent considerable time and money having a landscape architect prepare a landscape plan for the "Entryway Corridor" along Interstate 80, the emphasis of which was upon natural native grasses and other plant materials. The application of a street tree requirement along Interstate 80 seems to us to contradict the purpose of all that effort.

No street tree requirement was imposed upon the Anderson Ford property to the east of this plat. Likewise, the Centurion project on the north side of Interstate 80 has been in process long enough that we understand no street tree requirement will be imposed there either. Therefore, we request a waiver of this standard for the above-captioned Preliminary Plat in order to maintain the previously planned continuity of landscape materials in this "Entryway Corridor".

If you have any questions, please feel free to call.

Sincerely,



Mark A. Hunzeker
For the Firm

MAH:la

(G:\WPData\ME\Hampton NC\TC 523-99\Sellman 6-21 ltr.wpd)

2001 JUN 22 10:00 AM
RECEIVED
PLANNING DEPARTMENT
CITY OF LINCOLN

Charles W Baker

To: Rebecca D Horner/Notes

07/16/2001 03:11 PM

cc:

Subject: Waiver of Design Standards #01014

Public Works will concur with the Parks Departments decision regarding the requested waiver for Street Trees for the North Creek Center.



Memo

To: Ray Hill, Planning Department

From: Mark Canney, Parks & Recreation

Date: June 28, 2001

Re: North Creek Commercial Center Preliminary Plat No. 01-003 - Request for waiver of street tree design standard

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have compiled the following comments:

1. The Department of Parks and Recreation support the waiver of street trees along I-80 as requested.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248.

Memo



To: Ray Hill, Planning Department
From: Mark Canney, Parks & Recreation
Date: July 13, 2001 (Revision I)
Re: North Creek Commercial Center Preliminary Plat No. 01-003 - Request for waiver of street tree design standard

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have compiled the following comments:

1. The Department of Parks and Recreation support the waiver of street trees along I-80 as requested based on the following:
 - a. If any tree requirement were to be made, it is a question of screening and using plant materials that do that. However, based on the proposed "Entryway Corridor" landscape masterplan, street trees do not fit into the native grass concept of the plan and therefore should be omitted.
 - b. Consistency in the overall landscape aesthetic for the area should be considered. Requiring some landowners/developers to plant street trees but not others, regardless of the change in design requirements from the preliminary plat to the current plat, creates an unevenness and inconsistency in the landscape.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248.